



Now: \$1,784,900

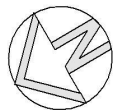
Land price \$1,070,000

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- The floor plan shows a rectangular layout with a central void containing a staircase. The rooms are as follows:
- BED 2:** 3.20m x 3.47m, located in the top left.
 - BATH:** Located between Bed 2 and Bed 3.
 - BED 3:** 3.00m x 3.20m, located in the top right.
 - SITTING:** 3.80m x 3.77m, located on the left side, adjacent to Bed 2.
 - VOID:** Central area with a staircase.
 - BED 4:** 3.50m x 3.20m, located on the right side, adjacent to the void.
 - W.I.R. (Wardrobe):** Located between the sitting area and the master bedroom.
 - WC (Toilet):** Located near the zoom zone.
 - ENS (Ensuite):** Located near the master bedroom.
 - MASTER BED:** 4.70m x 3.50m, located in the bottom right corner.
 - ZONE ZONE:** Located in the bottom left corner.

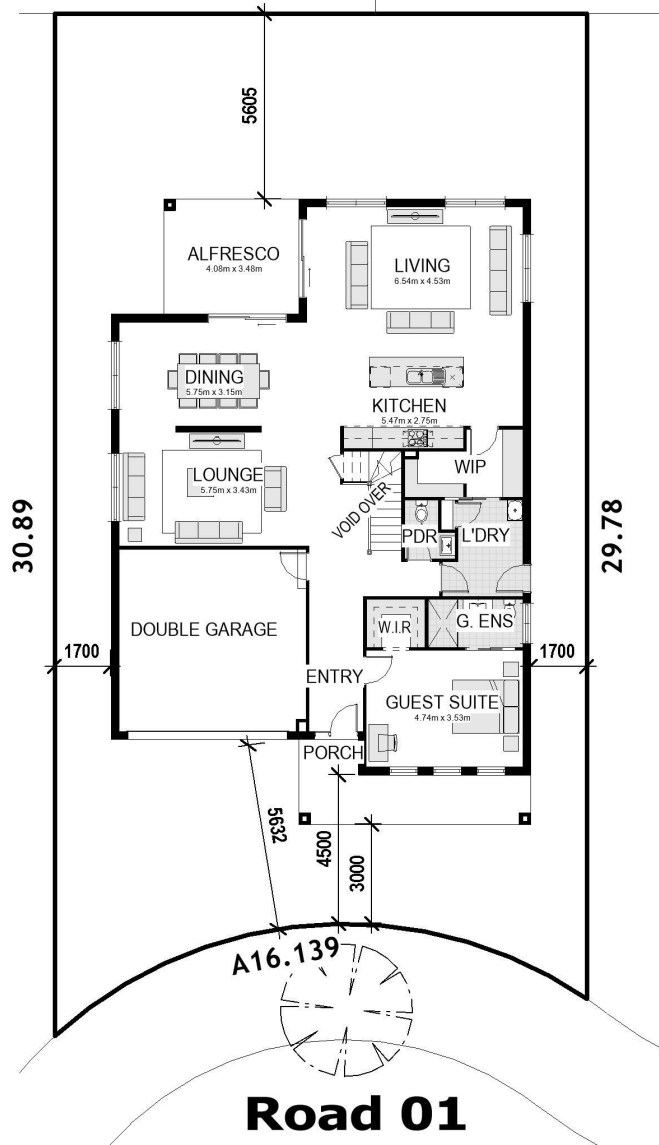
THE PROPOSED SITING OF YOUR NEW BELLRIVER HOME

LOT 306

457.5m²



A16.1



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
This siting is subject to developer approval, SEPP (state building regulations) and council requirements (if required).
All packages are subject to a contour survey, a soil test & a final BASIX assessment.

*Terms & Conditions: The advertised package price is based on a standard home, standard facade, and the developer's initial forecast registration date. Photographs, facades, renders, and other pictures displayed in this brochure are for illustrative purposes only and may show a facade, landscaping, fixtures, fittings or finishes that are not inclusive of this package, and maybe available at an additional cost to the client. The advertised price includes the discount offered in the current promotion. For a full list of Benchmark inclusions, please refer to the Benchmark Inclusions booklet. The package provided is based on Bell River Homes' preliminary/preferred siting and preliminary developer land information currently available. Bell River Homes reserves the right to change specifications, prices & withdraw offers without notice. Variations to land size and location of services, including but not limited to the specifications listed within the Section 88B instrument for the property, may require amendments to the floor plan or house design, which will be at an additional cost. The site start date is subject to third-party factors, including but not limited to land registration, quantity and type of requested client variations, relevant authority approvals, and the acceptance of tender and contract with Bell River Homes. Bell River Homes' Sale terms and conditions apply, and full details of these are available from all Bell River Homes Display Centres. Please contact a Bell River Homes consultant for further information. Bell River Homes Builders Licence Number is 61247C. This package price is based on the April 2026 price list.